

00-0-0687

(Do Not Write Above This Line)

AN ORDINANCE U-00-10
BY: ZONING COMMITTEE

AN ORDINANCE GRANTING A SPECIAL USE
PERMIT FOR A DAY CARE CENTER
(SECTION 16-06.005(1)(b), PROPERTY
LOCATED AT 1613 WOODLAND AVENUE, S.E.
FRONTING 50 FEET ON THE WEST SIDE OF
WOODLAND AVENUE BEGINNING 401 FEET
NORTH FROM THE NORTHWEST CORNER OF
MORELAND DRIVE. DEPTH: 250 FEET;
AREA: 12,500 SQUARE FEET; LAND LOT
8, 14TH DISTRICT, FULTON COUNTY,
GEORGIA.

OWNER: TERENCE A. BENN

APPLICANT: SAME

NFU-W COUNCIL DISTRICT 1

REFERRED BY MAY 15 2000
CITY COUNCIL

FILED BY JUL 05 2000
CITY COUNCIL

☐ CONSENT REFER☒ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred 5/15/00

Referred To: JRB & Young

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Others

Members

Refer To

COUNCIL ACTION

☒ 2nd

Readings

☐ 1st & 2nd☐ 3rd

Consent

☐ V Vote☒ RC Vote

CERTIFIED

MAYOR'S ACTION

City Council
Atlanta, Georgia

00- 0 -0687

AN ORDINANCE
BY: ZONING COMMITTEE

Application Number: U-00-10
Date Filed: 4-5-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16-06.005(1)(b) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Day Care Center** is hereby approved. Said use is granted to **Terence A. Benn** and is to be located at **1613 Woodland Avenue, S.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **8** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

PREPARED BY:
Shuping & Morse
6259 Riverdale Road, #100
Riverdale, GA 30274

GEORGIA, FULTON COUNTY
FILED / RECORDED

97 NOV 13 AM 9:47

97-27648
Benn

JUANITA HICKS
CLERK, SUPERIOR COURT

RETURN TO
SHUPING & MORSE
6259 Riverdale Road
Riverdale, GA 30274

WARRANTY DEED

STATE OF Georgia COUNTY OF Clayton

THIS INDENTURE, Made the 7th day of November, in the year
one thousand nine hundred NINETY EIGHT, between
Wardell Sims

of the County of Fulton, and State of Georgia, as party or parties of the
first part, hereinafter called Grantor, and
Terrance A. Benn

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and
"Grantee" to include their respective heirs, successors and assigns where the context requires
or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND -----
XX/100's and other good and valuable consideration----- (\$**10.00--) DOLLARS
in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby
acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents
does grant, bargain, sell, alien, convey and confirm unto the said Grantee

All that tract or parcel of land lying and being in Land Lot 8 of the 14th
District of Fulton County, Georgia, being more particularly described in
Exhibit "A" attached hereto and a made a part hereof.

Fulton County, Georgia
Real Estate Transfer Tax
Paid \$ 1.00
Due 11-13-97
JUANITA HICKS
Clerk, Superior Court

By: TS
Deputy Clerk

BOOK 23433 PG 287

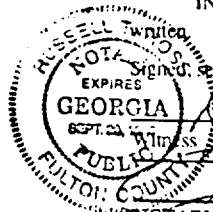
TITLE EXAMINATION LIMITED TO MAT-
TERS OF RECORD SUBSEQUENT TO
THE DATE OF MORTGAGE ASSUMED.

THIS CONVEYANCE is executed subject to all easements, covenants and re-
strictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the
only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will WARRANT AND FOREVER DEFEND the right and title to the
above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above



Signed, sealed and delivered in presence of:

Carla Bull

Wardell Sims
Wardell Sims

(Seal)

(Seal)

(Seal)

NOTARY PUBLIC

EXHIBIT "A"

All that tract or parcel of land lying and being in land lot 8 of the 14th District of Fulton County, Georgia being part of lot 16, Block 1, Moreland Heights Subdivision as the same is shown at plat book 23, page 16, Fulton County, Georgia, records and being more particularly described as follows:
 BEGINNING at an iron pin located on the western right-of-way of Woodland Avenue, formerly known as Home Land Road (40 foot right-of-way) which iron pin is located 401.0 feet as measured northerly along the western right-of-way of Woodland Avenue from its intersection with the northwestern right-of-way of Moreland Drive (formerly known as Paper Mill Road) if said right-of-way line were extended to form an angle instead of a curve; run thence in a northerly direction along the western right-of-way of Woodland Avenue a distance of 50 feet to an iron pin found at the southeastern corner of Lot 16, said block and subdivision; run thence in a westerly direction along the southern right-of-way line of Lot 16 a distance of 250 feet to an iron pin found; on the northern boundary line of Lot 14, said block and subdivision; run thence in an easterly direction along the northerly boundary line of Lot 14 a distance of 250 feet to the point of beginning (which boundary line intersects Woodland Avenue at an interior angle of 90 degrees 05 minutes 20 seconds). The foregoing courses and distances taken from a plat of survey dated September 18, 1988 by Robert M. Kirkley Land surveyors.

thence
 run 50 feet
 southerly to
 a point

RCS# 2078
7/05/00
3:46 PM

Atlanta City Council

Regular Session

00-O-0687

U-00-10; Day Care Facility;
1613 Woodland Ave., SW
File

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 1
ABSENT 1

Y McCarty	NV Dorsey	Y Moore	Y Thomas
Y Starnes	NV Woolard	Y Martin	Y Emmons
E Bond	Y Morris	Y Maddox	B Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

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